

BROWNFIELDS PUBLIC MEETING CITY OF SPRINGFIELD, MISSOURI

**Planning Discussion and Public Outreach
Brownfields Assessment and Cleanup Grants
June 5, 2008**

Presented by:



**CITY OF SPRINGFIELD
BROWNFIELDS PROGRAM**
www.springfieldmo.gov

Terracon

TERRACON CONSULTANTS INC.
Site Redevelopment Services
www.terracon.com

AGENDA
June 5, 2008
5:30 – 6:30

- 1. Introductions & Statement of Purpose**
- 2. Springfield Brownfields Program**
 - a. Program History & Accomplishments
 - b. Program Administration & Process
- 3. Available Brownfields Resources**
 - a. Grants for Phase I and Phase II Assessments
 - b. Grants for Cleanup Planning Activities
 - c. Revolving Loan Fund
 - d. City Administered Grants & Loan Funds
 - e. Brownfields Tax Credit Program
- 4. West Meadows Environmental Cleanup & Reuse Plans**
 - a. Existing Cleanup Grant and RLF Funding
 - b. Future Grant Applications
- 5. CORPS of Engineers Stormwater Study**
- 6. Identify New Community/Project Needs**
- 7. Adjourn**





Small Business Liability Relief and Brownfields Revitalization Act of 2002

**Real property,
the expansion,
redevelopment, or
reuse of which may
be complicated by the presence or
potential presence of a hazardous
substance, pollutant, or contaminant.**

Public Law 107-118- January 11, 2002





Federal Brownfields Funding 2008 National Competition

- **\$200M Authorized**
- **\$74M Distributed through National Grant Competition**
- **\$5.1M to EPA Region 7 (MO, KS, NE, IA)**
- **\$1.1M to Missouri (less than state average)**
- **\$200K to Springfield (cleanup)**
- **Another \$50M Authorized for States and Tribes**
 - **Brownfields Targeted Assessments (MDNR)**
 - **State and Tribal Response Programs**



Federal Brownfields Funding 2007 National Competition

- **\$200M Authorized**
- **\$73M Distributed through National Grant Competition**
- **\$4.1M to EPA Region 7 (MO, KS, NE, IA)**
- **\$2.8M to Missouri (double state average)**
- **\$1.2M to Springfield (RLF and Assessment)**
- **Another \$50M Authorized for States and Tribes**
 - **Brownfields Targeted Assessments (MDNR)**
 - **State and Tribal Response Programs**



City of Springfield Brownfields Program Program Administration and Process

- ❑ Administered by Department of Economic Development
- ❑ EPA Funded Grants
 - Hazardous Substance Assessment
 - Petroleum Assessment
 - Revolving Loan Fund
 - Cleanup
- ❑ Application for Funding – brochure, website
- ❑ Brownfields Team

City of Springfield Brownfields Program History and Accomplishments

- ❑ Program since 1999
- ❑ Over 80 properties assessed and cleared for redevelopment
- ❑ Over \$2 Million in EPA Grants
- ❑ Leveraged \$175,000,000 in redevelopment
- ❑ Award for Sustainable Redevelopment



Available Brownfields Resources

- ❑ Grants For Phase I and Phase II Assessments
- ❑ Grants for Cleanup Planning Activities
- ❑ Revolving Loan Fund
- ❑ City Administered Loan Programs
- ❑ Brownfields Tax Credit Program



Jordan Valley Park - 1999



2002 EPA Region 7 Phoenix Award

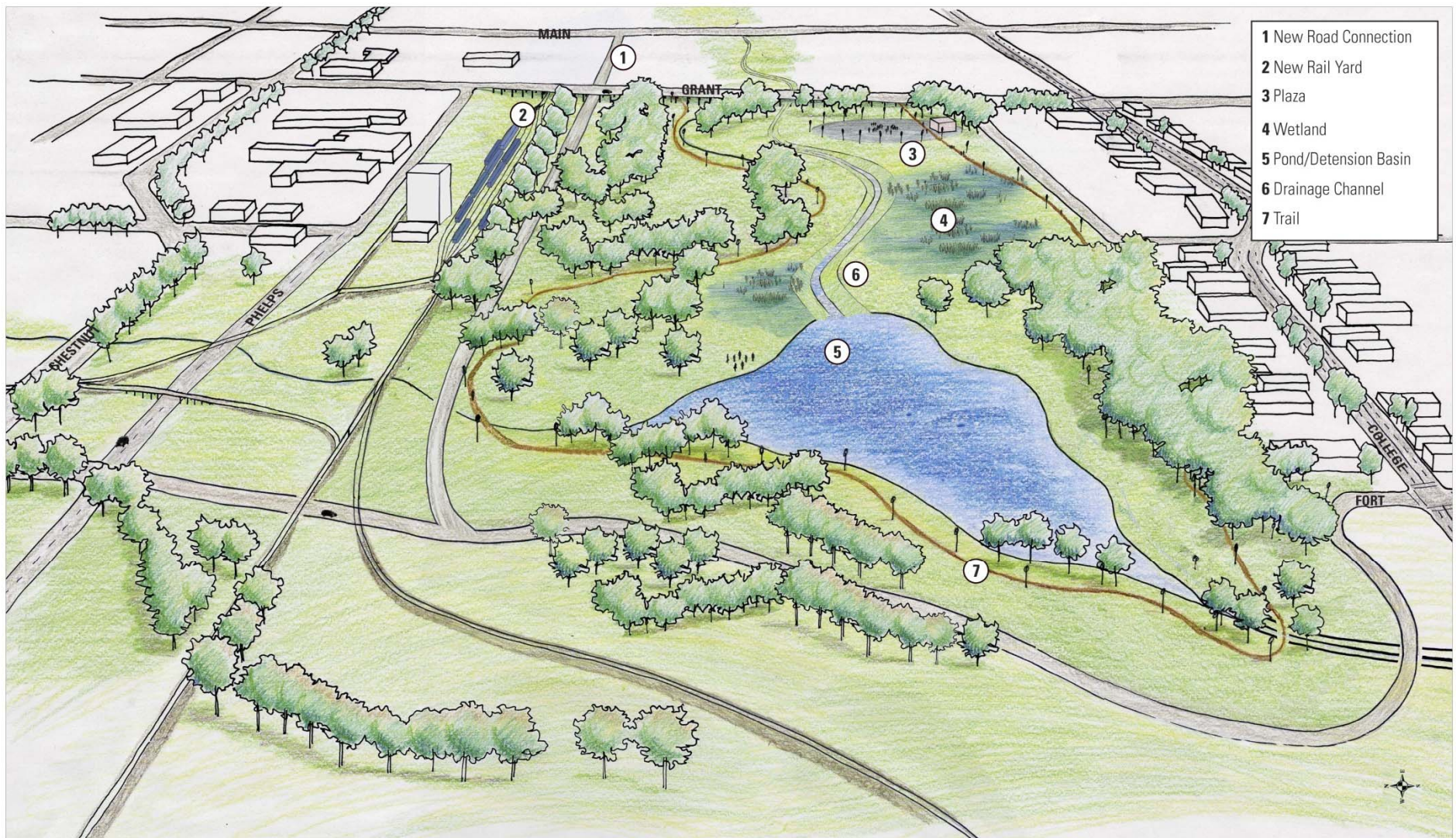
Jordan Valley Park - Springfield, Missouri



JORDAN VALLEY
PARK

Jordan Valley West Meadows





Jordan Valley Park
General Concept for West Meadows

Site Map



Legend

- Cleanup Site
- Jordan Creek System/Underground Culvert
- Proposed Jordan Creek Improvements
- Greenways Trail

Site for Proposed Clean-Up Grant

316 N Main Parking Lot
(aerial photo taken prior to construction)

316 N Main
Butler-Rosenbury Partners

WATER

OLIVE

HAYDEN

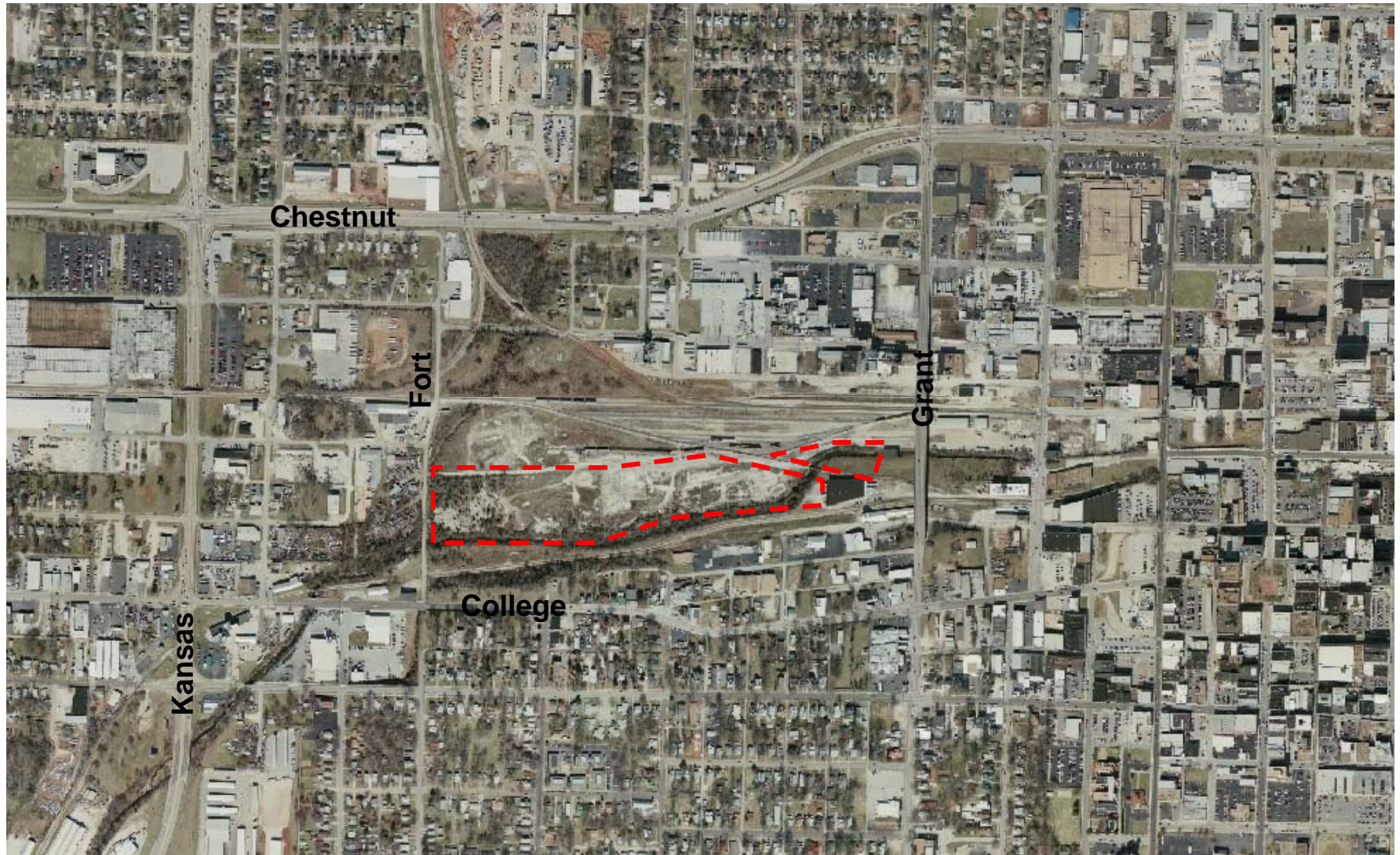
GRANT

BNSFWSpurRR

MNARR

DISCLAIMER:
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West Meadows Revitalization



West Meadows Revitalization

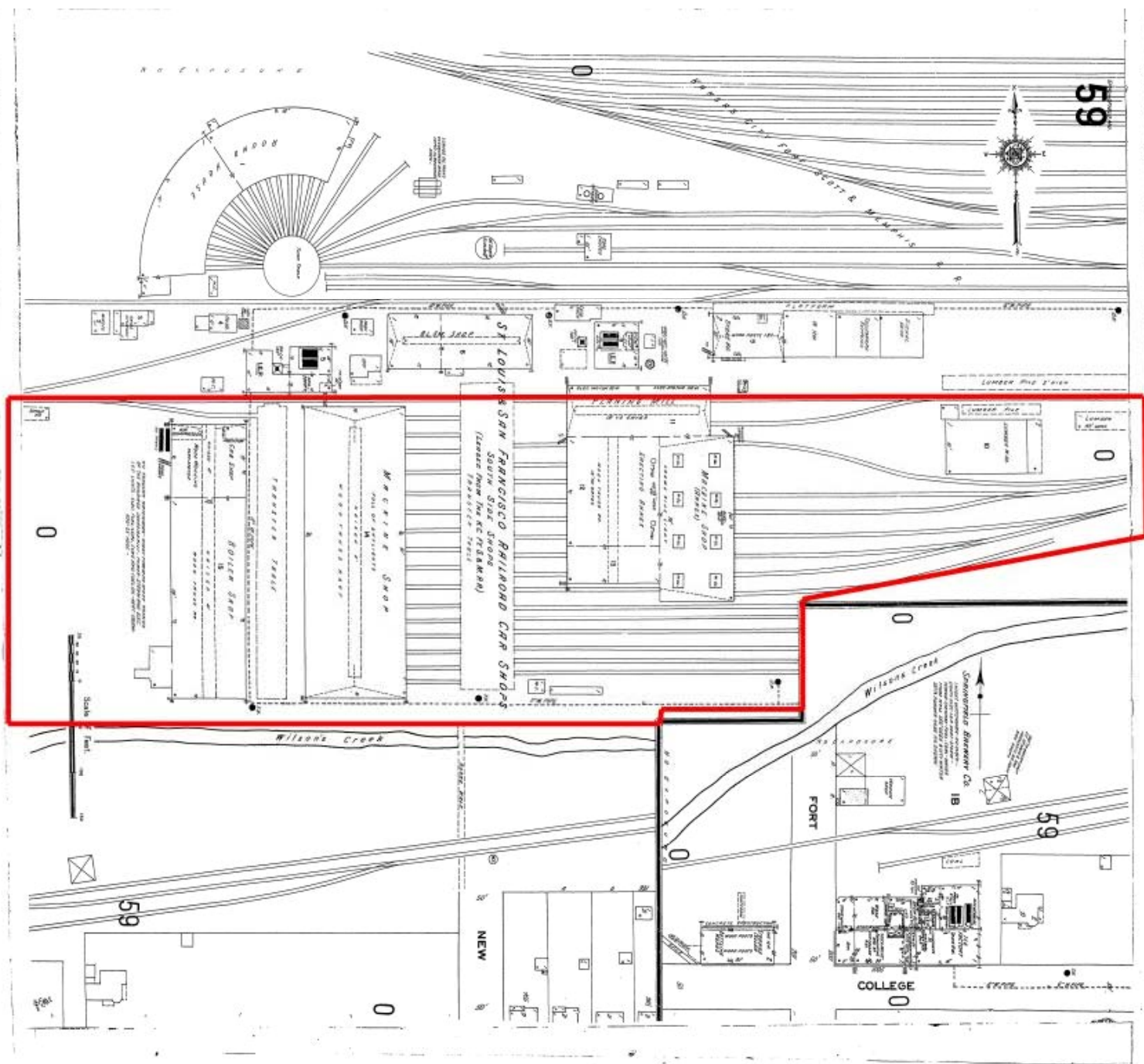




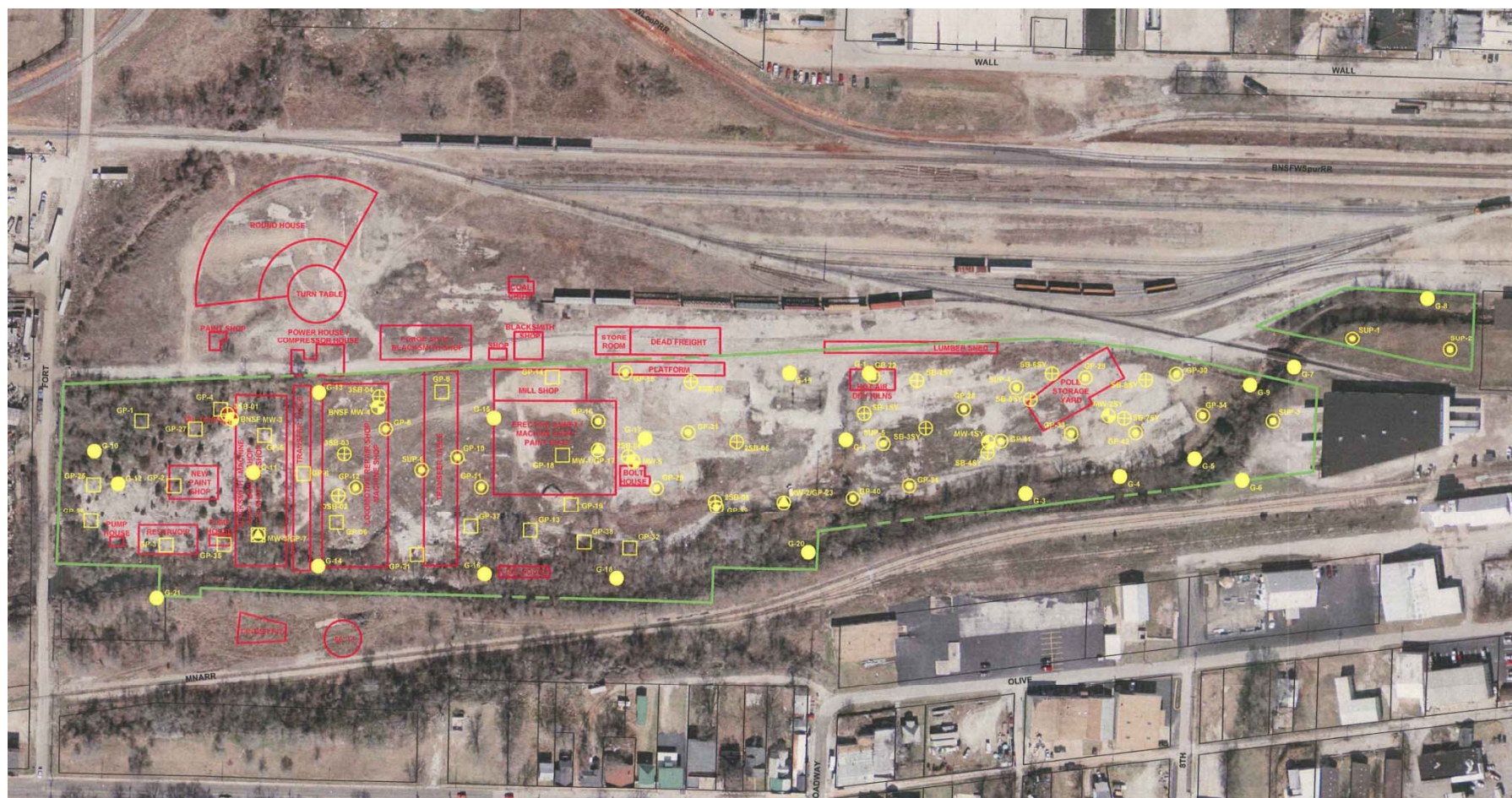
West Meadows Site Investigation

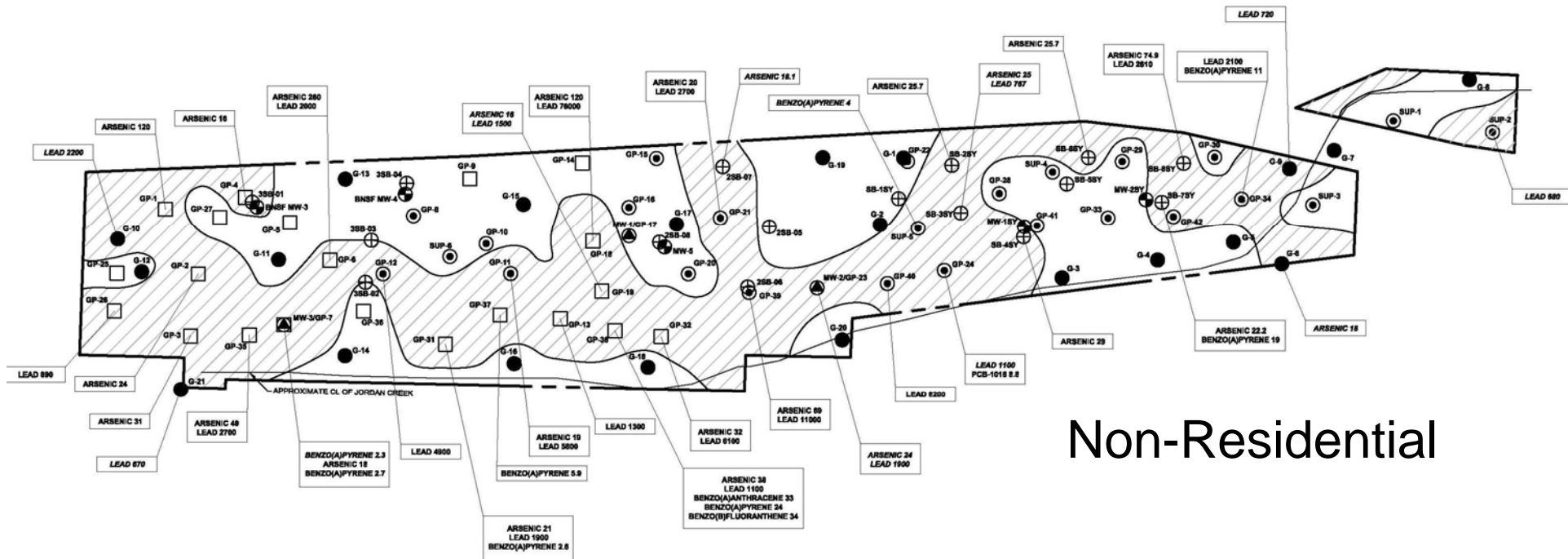
- **Phase I Assessment identified historical land use as an environmental concern – e.g. rail yard and associated industrial operations**

- **Site Investigation initiated in response to Phase I findings:**
 - **Soil boring and test pit locations (42) with subsurface profiling**
 - **Supplemental soil borings (6)**
 - **Supplemental surface grab locations (21)**
 - **Groundwater sampling via five on-site monitoring wells**
 - **Total of 128 laboratory tests based on field screening**
 - **Metals**
 - **Petroleum compounds**
 - **Volatile and semi-volatile organic compounds (PAH)**
 - **PCBs**

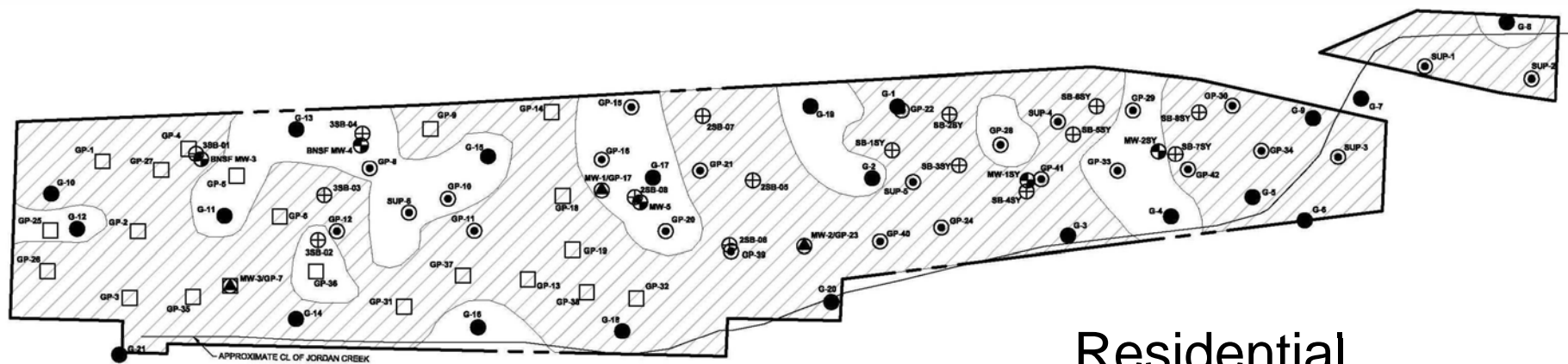


West Meadows Site Investigation





Non-Residential



Residential







West Meadows Site Investigation Findings In Summary...

- ❑ Lead, arsenic and PAH compounds persistent in soils throughout the property – lead as primary concern for cleanup**
- ❑ Elevated concentrations correlate well with observed fill to depths generally no greater than 1248 feet ASL – within 7 feet below ground surface in most areas**
- ❑ More extensive soil impacts identified in central and west-central portions of site where historical structures were more prevalent**
- ❑ Significant groundwater impacts not identified**
- ❑ Various potential sources related to historical land use – identification of specific sources may be complicated by commingled impacts and undocumented releases**
- ❑ Potential cleanup costs vary significantly based on selected approach and applicable cleanup thresholds; cleanup approach further complicated by concrete spoils throughout western portion of site**



West Meadows Cleanup Alternatives

- **Soil Removal to Residential Standards (most expensive)**
- **Soil Removal to Non-Residential Standards**
 - **Beneficial reuse of excavated soil on site (up to 50%)**
 - **Contaminated soils used as backfill covered with clean fill and seeded topsoil**
- **Risk-Based Management – RECOMMENDED!**
 - **Limited “hot spot” soil removals**
 - **Risk-based management through engineered soil encapsulation and/or cover with clean fill and vegetation**
 - **Compatible with prospective stormwater management plans**
 - **Most cost effective option**



West Meadows – On the horizon...

- ☐ **Finalize Site Investigation Report (City, BNSF, EPA, MDNR)**
- ☐ **Acquire Property from BNSF**
- ☐ **More Detailed Cleanup Planning**
- ☐ **Target Funding Sources for Cleanup**
- ☐ **Development and Implementation of Final Cleanup Design**



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JORDAN CREEK FEASIBILITY STUDY JOINT PROJECT WITH THE U.S. ARMY CORPS OF ENGINEERS

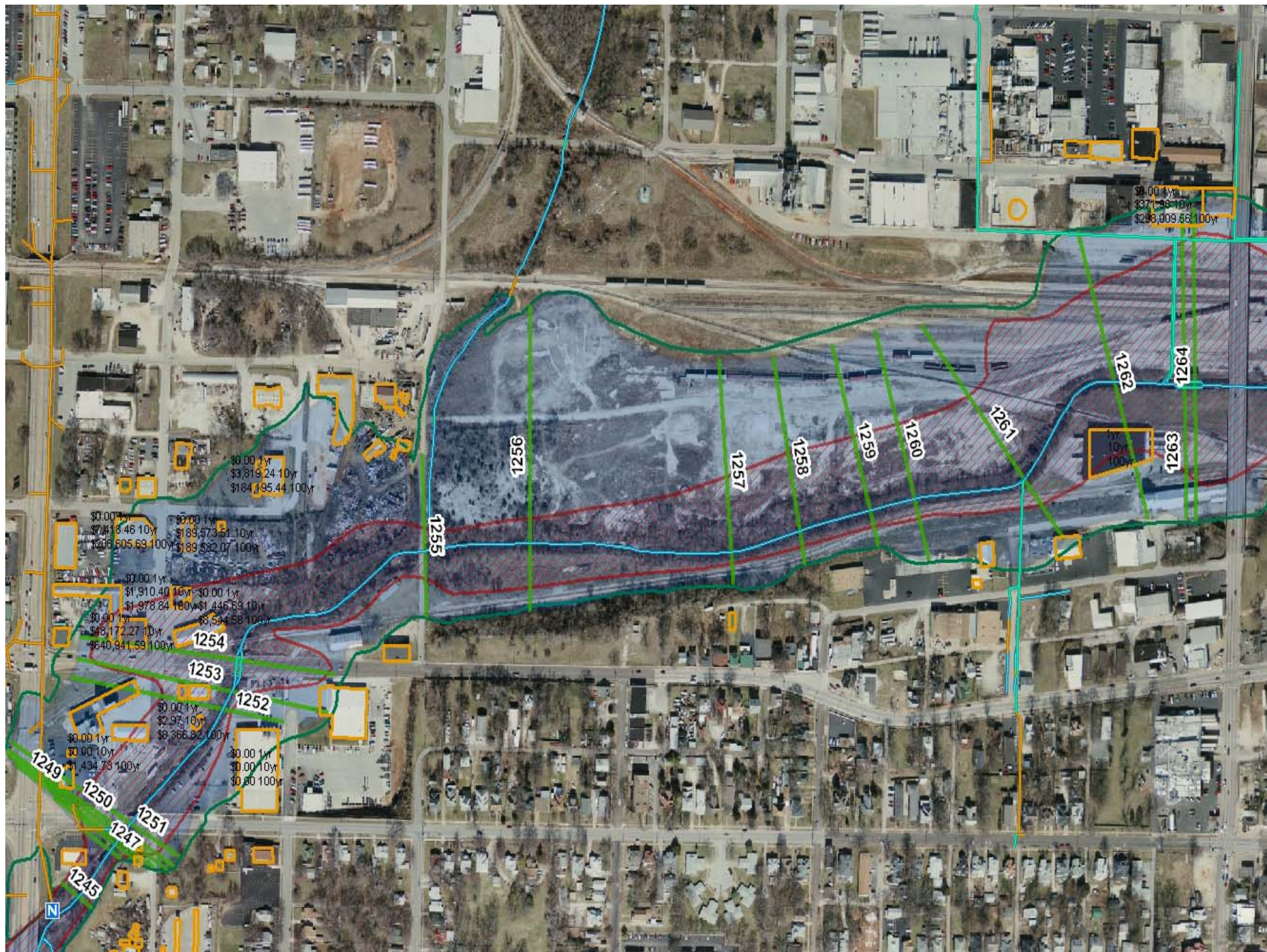
BROWNFIELDS MEETING
JUNE 5, 2008



WHAT'S NEW

- EXISTING AND FUTURE H/H ACCEPTED BY THE COE
- HTRW STUDIES/CLEANUPS WITH BROWNFIELDS
- WEST MEADOWS PRELIM PLAN SCALED BACK
- COE REVIEWING INITIAL PRELIM DESIGN
- DEVELOPING PROPOSED PROJECT H/H MODELS
- PRELIM ECON MODEL COMPLETE — 100-YEAR RESULTS
IN OVER \$30M IN DAMAGES (1,000 BLDGS)
- WQ/CULTURAL RESOURCES STUDIES COMPLETE
- FEASIBILITY STUDY EXTENDED TO 2011





SIMILAR PROJECTS



BIG ISSUES

FUNDING

- CONTINUED CONGRESSIONAL SUPPORT
- ENVIRONMENTAL CLEANUP COST
- “JUMP START” PROJECT AHEAD OF CORPS
- LOCAL MATCH FOR DESIGN PHASE (2011-13)
- LOCAL MATCH FOR CONSTRUCTION PHASE (2012-?)

OTHER

- STAKEHOLDER AGREEMENT ON ALIGNMENT
- TIMING OF RR RECONFIGURATION
- PUBLIC “BUY IN” AND SUPPORT





CITY OF SPRINGFIELD
DEPARTMENT OF PUBLIC WORKS
STORM WATER SERVICES
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